Agenda – Executive Policy Committee – September 12, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 4, 2018

Item No. 8 CentreVenture Development Corporation: Drive for 2020

STANDING COMMITTEE RECOMMENDATION:

On September 4, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the following to Council:

1. That an extension of time of 90 days be granted for the Winnipeg Public Service to report back with recommendations regarding the use of repayable loans, in addition to grants, to carry out the objectives of The Gail Parvin Hammerquist Fund.

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 4, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the following to the Executive Policy Committee and Council:

1. That an extension of time of 90 days be granted for the Winnipeg Public Service to report back with recommendations regarding the use of repayable loans, in addition to grants, to carry out the objectives of The Gail Parvin Hammerquist Fund.

COUNCIL DECISION:

On May 24, 2018, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, as amended, and approved the following:

1. That the CentreVenture Development Corporation Business Plan, attached hereto as Attachment 1, entitled, *Drive for 2020*, be approved.

2. That CentreVenture Development Corporation ("CentreVenture") be authorized to use the proceeds from the marketing and disposition of the properties set out in Property Recommendation 12 below to fund CentreVenture's general operating expenditures, with residual proceeds deposited to reduce CentreVenture's line of credit and used only as specifically outlined within CentreVenture's Business Plan Pro-forma.

3. That the City request that CentreVenture allow two representatives of the City to attend its meetings as non-voting observers, provide them with meeting notices and agendas, and, upon approval by CentreVenture of this request, that the City appoint two (2) observers to the CentreVenture Board, one of which shall be the Director of Planning, Property and Development with the other to be determined by the Chief Administrative Officer.

4. That CentreVenture's Board be required to submit an annual report to Council in a form that is satisfactory to the Chief Administrative Officer, that identifies CentreVenture's progress in achieving its goals and objectives as set out in its Business Plan: *Drive for 2020*.

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

5. That the Chief Administrative Officer be directed to bring forward to Council any matter arising from CentreVenture's operations that requires Council consideration to ensure that the strategic direction and activities of CentreVenture remain consistent and aligned with CentreVenture's Business Plan: *Drive for 2020*.

6. That Council adopt the proposed criteria attached hereto as Attachment 2 to be used as the grant criteria and procedures for administration of the Gail Parvin Hammerquist Fund, monies granted to CentreVenture pursuant to section 3(4) of the Gail Parvin Hammerquist Fund By-law No. 7633/2000 (the "By-law").

7. That the Winnipeg Public Service be directed to report back in ninety (90) days with recommendations regarding the use of repayable loans, in addition to grants, to carry out the objectives of The Gail Parvin Hammerquist Fund.

8. That, subject to approval of Recommendation 6 above, Council approve the payment of the 2014-2017 Gail Parvin Hammerquist Fund monies to CentreVenture to be expended by CentreVenture in accordance with the grant criteria attached hereto as Attachment 2 and subject to the City and CentreVenture entering into a grant agreement that sets out the terms and conditions of the grant funding.

9. That the City enter into, execute, and deliver, the grant agreement referenced in Recommendation 8 above, and the Chief Administrative Officer be delegated the authority to negotiate and approve the terms of such grant agreement in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

10. That, subject to approval of Recommendation 2 above, the recommendation in the Administrative Report, Item 1, Minute 37, approved by Council on November 25, 2009 to declare the Public Safety Building surplus upon consolidation of the Winnipeg Police Service, be rescinded.

11. That, subject to approval of Recommendations 2 and 10 above, the City-owned property referred to as "The Market Lands" and identified as "Subject City Property" on Misc. Plan No. 13684/9 (attached hereto as Attachment 5), be declared surplus to the needs of the City.

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

12. That subject to approval of Recommendation 2 above and approval of the proposed Public Lane closing referred to in D below, CentreVenture be granted the option to purchase the following properties, all of which are attached hereto as Attachments 4 and 5:

    A. The Market Lands, identified as "Subject City Property" on Misc. Plan 13684/9;

    B. 346 Pacific Avenue, identified as "Subject City Property" on Misc. Plan 12212/2;

    C. 311 Ross Avenue, identified as "Subject City Property" on Misc. Plan 10775/5;

    D. Public Lane proposed to be closed and identified as "Proposed Closing- DAC 2/2017" on Misc. Plan 15256 subject to CentreVenture being responsible at its sole cost, effort and expense, to close the aforementioned Public Lane, and;

    E. Properties identified as "Surplus City-owned Properties originally optioned to CentreVenture under expired Asset Agreement" on Misc. Plan 15182/4;

    F. Each for the price of $1.00 in accordance with the terms and conditions in the attached Schedules "A" and "B" (Attachment 3) and such other terms and conditions deemed necessary to protect the interests of the City, for a period ending on December 31, 2020 following approval hereof by Council and that the requirements of City policy entitled "Offers to Purchase City-Owned Property" approved by Council on December 6, 2006, be waived in this instance.

    and that the City of Winnipeg prepare the necessary documents within 90 days.

13. That, subject to approval of Recommendations 10, 11 and 12 above, the City enter into, execute and deliver Option to Purchase Agreements and such other related agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing (the "Ancillary Agreements").

14. That the authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of all Agreements and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 4, 2018

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

15. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.